

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: May 11, 2017

Location: City Council Chamber, 1st floor, 1300 Perdido Street, New Orleans, Louisiana.

Called to order: 1:10 p.m.

Adjourned: 5:00 p.m.

Commissioners present: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Rosalind Peychaud, Tony French, Jennifer Greene, Renee Lapeyrolerie, H.V. Nagendra, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Commissioners arriving after beginning of the meeting:

Commissioners absent: John Deveney, Andrew P. Sanchez

I. Minutes of the April 13, 2017 meeting.

Motion: Approve the Minutes.

By: Calvin Alexander

Second: Greg Hackenberg

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Calvin Alexander, Rosalind Peychaud, Tony French, Jennifer Greene, Renee Lapeyrolerie, H.V. Nagendra, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed:

Comments

II. Consent Agenda

Motion: Approve the Consent Agenda.

By: Heather Szapary

Second: Tony French

Result: Passed

In favor: Jesse LeBlanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Rosalind Peychaud, Tony French, Jennifer Greene, Renee Lapeyrolerie, H.V. Nagendra, Westley Bayas, Anne Redd, Jeanne Nathan

Opposed:

Comments:

- A. 501 Elysian Fields Ave: Francisco Alecha, applicant; 501 Efa Hotel LLC, owner; Partial demolition of two (2) existing warehouses and new construction of 75,000 SF four-story hotel.

<http://onestopapp.nola.gov/Redirect.aspx?SearchString=16-37844-HDLC>

- B. 3316 Annunciation St: DAVID L GLASGOW, applicant; 3316 Annunciation LLC, owner; Construct camelback addition to existing 1-story, residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-12098-HDLC>
- C. 5205 Dauphine St: Rachel Davis, applicant; American Reit LLC, owner; New construction, single family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-12638-HDLC>
- D. 6013 Dauphine St: Rachel Davis, applicant; New Orleans Redevelopment Authority, owner; New construction of a single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-12641-HDLC>
- E. 1518 Piety St: First Choice Housing LLC, applicant/owner; New construction of a one-story, single family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-13266-HDLC>
- F. 1524 Piety St: First Choice Housing LLC, applicant/owner; New construction of a one-story, single family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-13275-HDLC>
- G. 1526 Piety St: First Choice Housing LLC, applicant/owner; New construction of a one-story, single family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-13277-HDLC>
- H. 1534 Piety St: First Choice Housing LLC, applicant/owner; New construction of a one-story, single family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-13398-HDLC>
- I. 1538 Piety St: First Choice Housing LLC, applicant/owner; New construction of a one-story, single family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-13280-HDLC>
- J. 1023 Opelousas Ave: Robert Pell, applicant; 926 Brooklyn LLC, owner; New construction of a two-story, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-13313-HDLC>

III. Old Business Work Applications

A. 2400 St. Charles Ave

Application: John C. Williams, applicant; Joseph G Jr Landrieu, owner; Enlarge 4th floor conditioned space of previously approved 24,400 sq.ft. multi-story, multi-family residential building.

Speakers: Tom Shafer and Wogan Bernard spoke in opposition of the application.

Motion: Deny application

By: Ed deMontluzin

Second: Anne Redd

Result: Failed

In favor: Anne Redd, Tony French

Opposed: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Rosalind Peychaud, Jennifer Greene, Renee Lapeyrolerie, H.V. Nagendra, Westley Bayas, Jeanne Nathan

Comments:

Motion: Defer sixty days

By: Anne Redd

Second: Jeanne Nathan

In favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Rosalind Peychaud, Jennifer Greene, Renee Lapeyrolerie, H.V. Nagendra, Westley Bayas, Jeanne Nathan, Tony French, Jeanne Nathan

Opposed: Ed deMontluzin

Result: Passed

Comments:

IV. New Business Work Applications

A. 900 Piety Street

Application: Bailey Smith, applicant; Linda K Morreale, owner; Install bronze-tinted glass in new windows and French doors and existing pane-over-panel door.

Motion: Deny the application to install the bronze-tinted UV glass.

By: Tony French

Second:

Result: Motion dies for lack of a second.

Comments:

Motion: Revisit previous motion.

By: Greg Hackenberg

Second: Westley Bayas

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Calvin Alexander, Rosalind Peychaud, Tony French, Jennifer Greene, Renee Lapeyrolerie, H.V. Nagendra, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed:

Comments:

Motion: Deny the application to install the bronze-tinted UV glass.

By: Tony French

Second: Greg Hackenberg

Result: Passed

In Favor: Jesse Le Blanc, Calvin Alexander, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Renee Lapeyrolerie, Heather Szapary, Anne Redd

Opposed: Rosalind Peychaud, Westley Bayas, Jeanne Nathan, H.V Nagendra

Comments

B. 3044 Marais Street

Application: Eagle Eye Resources dba Eagle Eye, applicant; Maraisville LLC, owner; Appeal of ARC recommendation to install door and steps at front porch.

Motion: Deny the appeal of the ARC recommendation.

By: Tony French

Second: Greg Hackenberg

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jennifer Greene, Renee Lapeyrolerie, Heather Szapary, Anne Redd

Opposed: Westley Bayas, Rosalind Peychaud, Jeanne Nathan, H.V. Nagendra

Comments:

C. 4510 St Claude Ave.

Application: Katawan Fletcher, applicant; Estelle J Greenlee, owner; Request to replace front door with full-length window and remove front steps.

Motion: Defer action on this application until the next Commission meeting to provide the chance for the applicant to work with HDLC Staff to determine possible solutions that comply with the Guidelines.

By: Tony French

Second: Westley Bayas

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Rosalind Peychaud, Jennifer Greene, Renee Lapeyrolerie, H.V. Nagendra, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed:

Comments:

At this time H.V Nagendra left the meeting.

V. Old Business Demolition Applications

A. 1118 Congress St.

Application: Alyssa Wagstaff, applicant; Joseph W Larsen, owner; Demolition of one-story residential building.

Speaker: Erin Holmes spoke regarding her opposition to the demolition.

Motion: Deny the application for demolition.

By: Tony French

Second: Jeanne Nathan

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Rosalind Peychaud, Jennifer Greene, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed:

Comments:

VI. New Business Demolition Application

A. 2821 Upperline Street

Application: Orlando Wright, applicant; Elizabeth Mossop, owner; Demolition of raised one-story, single-family residential building.

Motion: Approve the application for demolition.

By: Rosalind Peychaud

Second: Tony French

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jennifer Greene, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan, Tony French

Opposed:

Comments:

B. 1600 Magazine Street

Application: Cornelius Payne, applicant; Dat C Huynh, owner; Demolition of commercial building

Motion: Approve the demolition of the building provided the demolition is approved concurrently with the redevelopment proposal.

By: Jennifer Greene

Second: Greg Hackenberg

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Rosalind Peychaud, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed:

Comments:

C. 1250 N Claiborne Ave.

Application: M & M Enterprises Group, L.L.C., applicant; Claiborne/Esplanade, LLC, owner; Demolition of one-story commercial building to be a vacant lot.

Motion: This item was withdrawn.

D. 2746 Amelia St.

Application: Carlos Hampton, applicant; Fellowship Missionary Baptist Church, owner; Demolition of one-story, two-family residential building.

Speakers: Brooke Tesler spoke regarding her opposition to the demolition. Carolyn Gill spoke regarding her support of the demolition.

Motion: Deny the application for demolition.

By: Rosalind Peychaud

Second: Tony French

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Tony French, Jennifer Greene, Westley Bayas, Heather Szapary, Anne Redd, Rosalind Peychaud

Opposed: Renee Lapeyrolerie, Jeanne Nathan

Comments:

E. 1205 Bartholomew St.

Application: Vance Gauthier, applicant; Property West LLC, owner; Demolition of one story, single-family residential building.

Motion: Deny the application for demolition until redevelopment plans are submitted to and approved by the Architectural Review Committee.

By: Calvin Alexander

Second: Rosalind Peychaud

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Rosalind Peychaud, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan, Jennifer Greene

Opposed:

Comments:

F. 1450 N Dorgenois

Application: Osborne Contractors, LLC, applicant; Earline Foster, owner; Demolition of single-family, residential building.

Speaker: Andreas Hablotzel spoke regarding his opposition to the demolition.

Motion: Deny the application for demolition.

By: Jeanne Nathan

Second: Renee Lapeyrolerie

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Rosalind Peychaud, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Anne Redd, Jennifer Greene

Opposed:

Comments:

G. 4120 Tchoupitoulas St.

Application: Michael Cloen, applicant; 4124 Tchoupitoulas, LLC, owner; Demolition of one-story vacant commercial building.

Motion: Approve the application for demolition.

By: Rosalind Peychaud

Second: Greg Hackenberg

Result: Passed

In favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jennifer Greene, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed:

Comments:

H. 1522 Piety St.

Application: First Choice Housing LLC, applicant/owner; Demolition of one-story residential building and new construction of a one-story, single-family residential building.

Speaker: Erin Holmes spoke regarding her opposition to the demolition.

Motion: Approve the application for demolition and grant conceptual approval of the new construction with the recommendations of the ARC and details to be worked out at the Staff level.

By: Tony French

Second: Heather Szapary

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Jennifer Greene, Ed deMontluzin, Rosalind Peychaud, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed:

Comments:

I. 7463-67 Benjamin St.

Application: Brian Gille, applicant; Benjamin Street, LLC, owner; Demolition of two onestory residential buildings on single lot.

Speaker: Erin Holmes spoke in her opposition to the demolition.

Motion: Deny the application for demolition of the shotgun double vernacular structure located at 7463-7465 Benjamin St, but approve the demolition of the concrete block structure located at 7467 Benjamin St

By: Renee Lapeyrolerie

Second: Rosalind Peychaud

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Rosalind Peychaud, Tony French, Jennifer Greene, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed: Calvin Alexander

Comments:

At this time Heather Szapary & Anne Redd left the room.

J. 1013 Ninth St.

Application: Monarch Contractors LLC, applicant; Leola Christy, owner; Demolition of vacant one-story, single-family residential building.

Motion: Defer this application until redevelopment plans have been submitted and conceptually approved by the ARC.

By: Jennifer Greene

Second: Tony French

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Calvin Alexander, Rosalind Peychaud, Tony French, Renee Lapeyrolerie, Westley Bayas, Jeanne Nathan

Opposed:

Comments:

At this time Heather Szapary & Anne Redd returned.

VII. Old Business Retention Application

A. 1933 Sophie Wright

Application: Sarah Killen, applicant; Desire D LLC, owner; Retention of mural installed at front elevation without a CofA.

Motion: Defer action on this application for 60 days.

By: Greg Hackenberg

Second: Calvin Alexander

Result: Passed

In Favor: Jesse Le Blanc, Calvin Alexander, Ed deMontluzin, Rosalind Peychaud, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan, Jennifer Greene

Opposed:

Comments:

At this time Renee Lapeyrolerie left the room, and Rosalind Peychaud left the meeting.

B. 2616 Royal St

Application: James E Jr Smith, applicant/owner; Retention of inappropriate skylights

Motion: Deny the application for retention of the inappropriate skylights as installed. The Commission stated the skylights must be lowered to meet the 8" maximum height requirement, per the approved plans, and the highly reflective silver flashing must be replaced with flashing of a similar color to that of the asphalt shingle roof. The Commission did allow the existing spacing between the skylights to remain.

By: Greg Hackenberg

Second: Heather Szapary

Result: Passed

In Favor: Jesse Le Blanc, Calvin Alexander, Jennifer Greene, Ed deMontluzin, Tony French, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed:

Comments:

VIII. New Business Retention Application

At this time Renee Lapeyrolerie returned.

A. 708-10 Lizardi

Application: Linda P Williams, applicant/owner; Retention of concrete block chain wall and two car garage installed without a CofA.

Motion: Defer action on this application for 60 days to provide the chance for the applicant to work with HDLC Staff to determine the best way to bring this fence and accessory building into compliance with the HDLC Guidelines.

By: Calvin Alexander

Second: Renee Lapeyrolerie

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Jenneifer Greene, Ed deMontluzin, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed:

Comments:

B. 2009 Burgundy

Application: Thomas Kearney, applicant; Nola Financial Services LLC, owner; Retention of installation of inappropriate carriage lights

Motion: Deny the application for retention of the inappropriate installation of carriage lights at the exterior face of the stuccoed arched gallery.

By: Heather Szapary

Second: Greg Hackenberg

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Tony French, Renee Lapeyrolerie, Westley Bayas, Anne Redd, Jeanne Nathan

Opposed:

Comments:

C. 500 First St.

Application: Rene Alcebo, applicant; Rene J Alcebo, owner; Retention of mural painted on masonry wall fence.

Speaker: Mark Redding spoke regarding his support of the retention.

Motion: Approve the application for retention of the mural installed on the masonry wall.

By: Greg Hackenberg

Second: Anne Redd

Result: Passed

In Favor: Jesse Le Blanc, Calvin Alexander, Ed deMontluzin, Jennifer Greene, Tony French, Renee Lapeyrolerie, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed:

Comments:

D. 423 Belleville St.

Application: Gardner A Ahmad, applicant/owner; Retention of inappropriate gates installed at porch steps.

Motion: Deny the application for retention and grant sixty days to remove the gates at the top of the porch steps

By: Heather Szapary

Second: Renee Lapeyrolerie

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jennifer Greene, Tony French, Renee Lapeyrolerie, Westley Bayas, Anne Redd, Jeanne Nathan

Opposed:

Comments:

E. 900-904 Josephine St.

Application: James A Villarrubia, applicant/owner; Retention of security doors and roof vent installed without a CofA.

Motion: This item was withdrawn.

At this time Renee Lapeyrolerie left the meeting.

F. 3916 D'hemecourt St.

Application: Kelly Johnson, applicant; Seneca N Hennrich, owner; Retention of building demolished without permits.

Motion: Approve the application for demolition after the fact and levy a fine of \$10,000.00.

By: Greg Hackenberg

Second: Westley Bayas

Result: Passed

In Favor: Jesse Le Blanc, Calvin Alexander, Ed deMontluzin, Jennifer Greene, Tony French, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed:

Comments:

G. 5740 Dauphine St.

Application: Vibiana L Thomas, applicant/owner; Retention of inappropriate wind turbine roof vent and garage rebuilt without CofA

Motion: Deny the application for retention of inappropriate wind turbine roof vent and garage built without a Certificate of Appropriateness or building permit.

By: Calvin Alexander

Seconded: Westley Bayas

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Ed deMontluzin, Jennifer Greene, Tony French, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed:

Comments:

H. 1531 Governor Nicholls St.

Application: Glenn Blackwell, applicant/owner; Retention of inappropriate windows.

Motion: Approve the application for retention of inappropriate windows with some requirements. One window on the second floor elevation on the left side of the facade be reinstalled such that it is oriented properly (upside down). Also, there are muntins missing from various locations on windows on the second floor elevation on the right side of the facade. These muntins must be replaced to match the original configuration of the windows.

By: Jeanne Nathan

Second: Anne Redd

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jennifer Greene, Tony French, Westley Bayas, Heather Szapary, Anne Redd

Opposed:

Comments:

I. 718 Lizardi St.

Application: Alexander Property Investment, LLC, applicant/owner; Retention of the removal of brick chimney at rear in deviation of CofA.

Motion: Deny the application for retention of the removal of the original brick chimney

By: Calvin Alexander

Second : Anne Redd

Result: Passed

In Favor: Jesse Le Blanc, Greg Hackenberg, Calvin Alexander, Ed deMontluzin, Jennifer Greene, Tony French, Westley Bayas, Heather Szapary, Anne Redd, Jeanne Nathan

Opposed:

Comments:

IX. HDLC Reports and Communications